

2023002683

DEED

RECORDING FEES

\$15.00

STATE TAX

\$1092.00

COUNTY TAX

\$462.00

PRESENTED & RECORDED:

03-21-2023 03:11 PM

MARLENE MCCONNELL

REGISTER OF DEEDS

GEORGETOWN COUNTY, SC

BY: THERESA FREEMAN CLERK

BK: RB 4491

PG: 26 - 29

Prepared by Gregory R. Weathers, Esq.
 Weathers Law Firm, LLC
 44 Business Center Drive
 Pawleys Island, SC 29585
 File No. Old Ash 23R083

*****TITLE EXAM NOT PERFORMED BY PREPARING ATTORNEY*****

Owen & Stacy

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
 COUNTY OF GEORGETOWN)

KNOW ALL MEN BY THESE PRESENTS, that **OLD ASHLEY LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY (the "Grantor")** in consideration of the sum of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$420,000.00)**, and other good and valuable consideration to it in hand paid at and before the sealing of these presents by **KURT L. CALASH and DANA R. CALASH (the "Grantees")**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said **KURT L. CALASH and DANA R. CALASH**, as Joint Tenants with Right of Survivorship, and not tenants in common, their heirs and assigns, forever, in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's right, title and interest in and to the following described property, to wit:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Georgetown, South Carolina, at Pawleys Island, in Township 7, Tax District 4, being designated as Lot Number 2 of Block B of Tract 20 of Hagley Estates as shown on a Plat of Hagley Estates Inc., said map being made by Owen Patton, Registered Engineer and Surveyor, dated June 1, 1966, a copy of said map being recorded in the Office of the Clerk of Court for Georgetown County in Plat Book R at Page 94, reference which is craved as forming a part of these presents.

This being the identical property conveyed to Old Ashley, LLC by deed of Candace Joy Adams dated October 12, 2022, and recorded October 13, 2022 in the Office of the Register of Deeds for Georgetown County, South Carolina in Record Book 4429 at Page 105.

TMS# 04-0208 -076.00.00

Grantees' Address: 429 Springfield Road, Pawleys Island, SC 29585

The conveyance of the aforesaid real property shall be subject to all easements, reservations, rights-of-way, restrictions, encroachments and covenants of record which may affect the above-described property, and to all governmental statutes, ordinances, rules and regulations.

Georgetown COUNTY ASSESSOR

Tax Map:

04-0208-076-00-00

Date: 03/22/2023

Page 1 of 4

RECORDED THIS DATE: _____

Kenneth C. Baker

Kenneth C. Baker, Georgetown Co. Auditor

TRH

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said **KURT L. CALASH** and **DANA R. CALASH** , as Joint Tenants with Right of Survivorship, and not tenants in common, their heirs and assigns in fee simple forever.

AND the said Grantor do hereby bind the Grantor, the Grantor's successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said **KURT L. CALASH** and **DANA R. CALASH** , as Joint Tenants with Right of Survivorship, and not tenants in common, their heirs and assigns in fee simple forever, from and against themselves and their heirs and assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, **EDWARD T. TRUMP AS SOLE MEMBER OF OLD ASHLEY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY** has hereunto set his Hand and Seal on this the 21 of March 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

**Old Ashley LLC,
a South Carolina Limited Liability
Company**



Witness #1 Signature



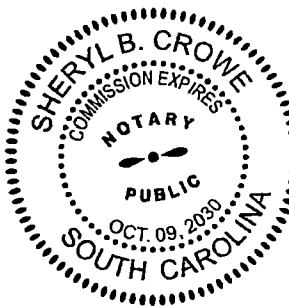
Witness #2 / Notary Signature

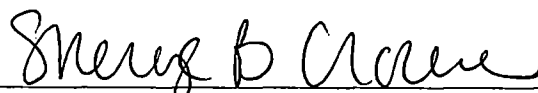
 (LS)

By: **Edward T. Trump, Sole Member**

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF GEORGETOWN)

The foregoing instrument was acknowledged before me this the 21st of March 2023, by **EDWARD T. TRUMP AS SOLE MEMBER OF OLD ASHLEY, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**.





Sheryl B. Crowe
Notary Public for the State of SC
My Commission Expires: 10/09/2030

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

AFFIDAVIT

Date of Transfer of Title
March 21, 2023

PERSONALLY, appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. Property known as 429 Spring field Road, bearing Georgetown County Tax Map No. 04-0208 -076.00.00 is being transferred from Old Ashley LLC, a South Carolina Limited Liability Company and to Kurt L. Calash and Dana R. Calash.
3. The DEED is (check one of the following)
 - (A) ☒ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (B) Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (C) EXEMPT from the deed recording fee because:
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (A) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$420,000.00.
 - (B) The fee is computed on the fair market value of the realty which is \$
 - (C) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$
5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is: \$N/A.
6. The DEED recording fee is computed as follows:
 - (A) ☒ Place the amount listed in item 4 above here: \$420,000.00
 - (B) ☐ Place the amount listed in item 5 above here:
(If no amount is listed, place zero here).
 - (C) ☒ Subtract line 6(b) from 6(a) and place here. \$420,000.00
7. The Deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is **\$1,554.00**
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **GRANTOR**
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Old Ashley, LLC

By: Edward T. Trump Sole Member

Sworn this 20th day of March 2023

Sheryl B. Crowe
Sheryl B. Crowe
Notary Public for the State of South Carolina
My Commission Expires: 10/09/2030

